

QUONSET/DAVISVILLE MANAGEMENT CORPORATION
MEETING OF BOARD OF DIRECTORS

PUBLIC SESSION
MINUTES

JULY 19, 2004

A meeting of the Board of Directors of the Quonset/Davisville Management Corporation (the “Corporation”) was held at 4:00 p.m. on Monday, July 19, 2004, at the offices of the Rhode Island Economic Development Corporation located at 30 Enterprise Drive, North Kingstown, Rhode Island, pursuant to notice to all members of the Board of Directors and public notice of the meeting as required by the Bylaws of the Corporation and applicable Rhode Island law.

The following directors constituting a quorum were present and participated throughout the meeting as indicated: David Darlington, Dale Grogan, Raoul Holzinger, Michael McMahon, Alfred Passarelli, M. Paul Sams, Senator J. Michael Lenihan, Senator James Sheehan and Dennis Webster.

Directors absent: Daryl Dayian, Doug Mancosh, John Patterson, Representative Melvoid Benson and Representative Kenneth Carter.

Also present were members of the Rhode Island Economic Development Corporation staff, Managing Director W. Geoffrey Grout, and Attorney E. Jerome Batty.

Chairman Michael McMahon presided over the meeting.

1. CALL TO ORDER

The meeting was called to order at 4:15 p.m. by Chairman McMahon.

2. REPORT OF THE MANAGING DIRECTOR

Mr. Grout provided the Managing Director's report, which included the following:

A. The staff is working to provide educational information regarding the bond issue and to provide support to CB Richard Ellis in preparing marketing materials for the Quonset/Davisville property.

B. Mr. Grout reviewed the need for providing "flex building" which is a facility designed to accommodate a variety of tenants and tenant spaces. Such a facility could be leased or sold as condominium units.

3. APPROVAL OF MINUTES

Upon motion duly made by Mr. Darlington and seconded by Ms. Grogan, the Board:

VOTED: To approve the minutes of the meeting held on June 21, 2004 with one correction:

(i) On Page 6 of the Minutes under “Recommendation Regarding Lease Renewal Terms for Trussco, Inc.” in the Vote, the reference to “Rent Increasing at 2% per year” is amended to provide “Rent Increasing at 3% per year”.

Voting in favor were Mr. Darlington, Ms. Grogan, Mr. Holzinger, Mr. Sams and Mr. Passarelli.

Voting against were none.

Unanimously approved.

4. REPORT REGARDING BOND ISSUE AND RECOMMENDATION REGARDING FY06 CAPITAL IMPROVEMENT BUDGET

Kevin Barry reviewed the Capital Improvement Budget which is the same as last year’s budget. The Budget reflects expenditures of \$70,000,000, \$48,000,000 of which would come from the bond issue and the balance from private development.

Richard Reed indicated that discussions are underway regarding educational information about Quonset to support the bond issue.

Upon motion duly made by Mr. Darlington and seconded by Mr. Sams, the Board:

VOTED: To recommend approval of the Capital Improvement Budget for FY 2006.

Voting in favor were Mr. Darlington, Ms. Grogan, Mr. Holzinger, Mr. Sams and Mr. Passarelli.

Voting against were none.

Unanimously approved.

There being no further business to come before the Board, the meeting was adjourned at 4:30 P.M., upon motion duly made by Mr. Sams and seconded by Mr. Darlington.

W. Geoffrey Grout, Secretary